

**PLANNING AND RIGHTS OF WAY PANEL**  
**MINUTES OF THE MEETING HELD ON 16<sup>TH</sup> MARCH 2010**

Present: Councillors Fitzhenry (Chair), Jones (Vice Chair), Mrs Blatchford, Cunio, Davis, Osmond (except Item 74) and Parnell

**67. APOLOGIES/ CHANGES IN MEMBERSHIP**

The Panel noted that Councillor Parnell was in attendance as a nominated substitute for Councillor Norris in accordance with Council Procedure Rule 4.3.

**68. MINUTES OF PREVIOUS MEETINGS (INCLUDING MATTERS ARISING)**

**RESOLVED** that

- (i) the Minutes of the meeting held on 19<sup>th</sup> January 2010 be approved and signed as a correct record subject to the following amendments:

Item 50 - REASONS FOR THE DECISION

Delete all and replace with the following;-

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The development is in keeping with the site and surrounds and would not have a detrimental impact on residential amenity or highway safety. The previous reasons for refusal and reasons for dismissing previous planning appeals have been addressed. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - SDP1, SDP 2, SDP3, SDP4, SDP5, SDP6, SDP7, SDP9, SPD10, H1, H2, H7, H8, H12 and IMP1 of the City of Southampton Local Plan Review (March 2006) and policies CS4, CS5, CS13, CS18, CS19, CS20 and CS25 of the Southampton Local Development Framework Core Strategy.

Item 51 - REASONS FOR THE DECISION

Delete all and replace with the following;-

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The proposal would be in keeping with the site and surrounds and would not have an adverse impact on either highway safety or the amenities of the neighbouring residential occupiers. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.



- (1) Pedestrian crossing facilities in the vicinity of the junction of Havelock Road and West Park Road;
  - (2) Construction of an island extending out from the radius of the north side of the junction of the Havelock spur road with Havelock Road to beyond the existing centre line of the carriageway which will then provide: safe visitor cycle parking; a clear definition of the carriageway edge when travelling along Havelock Road; a clear route out of the spur which only allows left turning traffic by design; a clear deterrent for any traffic attempting to turn into the spur; suitable signage to advise traffic of new circulation routes in accordance with Policies CS18, CS19 and CS25 of the Local Development Framework Core Strategy Development Plan Document – Adopted Version (January 2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended)'
- (d) Prior to the commencement of development to submit a Management Plan committing to adopting local labour and employment initiatives, in accordance with Policies CS24 & CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended).
- (ii) the conditions in the report, the amended and additional conditions below.

Amended Conditions

5 - BREEAM Standards (commercial development)

Prior to the commencement of the development hereby approved, a feasibility study shall be submitted to the Local Planning Authority for approval in writing regarding the attainment of a Very Good rating against the BREEAM standard (or equivalent ratings using an alternative recognised assessment method). This shall be verified in writing and implemented prior to the development first coming into use.

REASON:

To ensure the development minimises its overall demand for resources and to demonstrate compliance with policy CS22 of the Core Strategy and SDP13 of the City of Southampton Local Plan (2006).

Additional Conditions

23 – Servicing arrangements

No development shall commence until details of a scheme to ensure that the use, maintenance and management of the service areas and the circulation of refuse and delivery vehicles for both the civic centre and the museum is unhindered has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of necessary signage for the directing of those vehicles both within the site and in the surrounding roads. The development shall be carried out in accordance with the approved details.

REASON:

To ensure satisfactory servicing arrangements are retained.

**REASONS FOR THE DECISION**

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The development is an acceptable use for the Civic Centre and the proposed additions are considered to safeguard the special architectural or historic interest of the listed building and its setting. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 16 (2) of the Listed Buildings Act 1990 and thus planning permission should therefore be granted.

Policies CS1, CS13, CS14, CS18, CS19, CS20 and CS25 of the Local Development Framework Core Strategy Development Plan Document

Policies - SDP1, SDP4, SDP5, SDP7, SDP9, SDP10, SDP11, SDP12, SDP13, SDP14, HE3, HE5, HE6, CLT1, MSA1, and MSA5 of the City of Southampton Local Plan Review (March 2006).

**70. 10/00021/LBC Civic Centre, Civic Centre Road SO14 7LY**

Listed building application for internal and external alterations including removal of the entrance steps and reconfiguration of the entrance and extensions at roof level and to the north side of the building in connection with use as a museum

Mr Brownley (Agent), Mrs Dyer-Slade (Applicant), Mr Morton (City of Southampton Society, Mr Linneker (Southampton Common and Parks Protection Society) and Mrs Barter (Local Resident) were present and with the consent of the Chair, addressed the meeting.

UPON BEING PUT TO THE VOTE THE OFFICER RECOMMENDATION THAT THE APPLICATION BE REFERRED TO THE GOVERNMENT OFFICE WITH A RECOMMENDATION THAT LISTED BUILDING CONSENT BE GRANTED WAS CARRIED

RECORDED VOTE:

FOR: Councillors Cunio, Fitzhenry, Jones, Osmond and Parnell

AGAINST: Councillors Mrs Blatchford and Davis

**RESOLVED** that the application be referred to the Government Office with a recommendation that Listed Building Consent be approved subject to the conditions in the report and the amended and additional conditions below.

**Amended Conditions**

**5 – Method Statements**

No development shall take place within the site until the applicant has prepared and submitted for approval to the Local Planning Authority Method statements for all elements of the works that will affect the historic fabric. Such method statements may include works associated with;

- Opening up

- Removal of historic fabric
- All repairs
- Paint samples
- Making good

REASON:

To ensure that the proposed methods are in accordance with best practice.

#### Additional Conditions

##### 11- Matching alterations

Notwithstanding the plans hereby approved, any alteration to the external appearance of the premises shall be carried out in materials to match the existing structure and shall be agreed in writing by the Local Planning Authority prior to any works taking place.

REASON:

To ensure the appearance of the premises is acceptable.

##### 12 – Re-use of salvaged historic material

No development shall take place within the site until the applicant has prepared and submitted for approval to the Local Planning Authority a schedule of historic material to be re-used within the building. Such material may include historic stone, ironwork doors etc. Any fixtures and fittings of interest that need to be removed and/or stored during the course of the works are kept safe.

REASON:

To ensure that material of historic importance is recycled within the building.

##### 13. APPROVAL CONDITION – Samples

Samples of all materials will be prepared for approval by the Local Planning Authority. This will include sample panels of stone or brickwork and mortar samples.

REASON:

To ensure that all materials used are appropriate.

#### REASONS FOR THE DECISION

The development is acceptable taking into account the policies of the Development Plan as set out below. In deciding this application, the Council considers the listed building and its setting would be preserved and the building's features of special architectural and historic interest would be safeguarded. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with the relevant provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Planning (Listed Buildings and Conservation Areas) Regulations 1990 as amended. Listed Building Consent should therefore be granted. Policies - HE3 of the City of Southampton Local Plan Review (March 2006) and CS14 of the Core Strategy Development Plan Document (January 2010).

**71. 10/00041/FUL Itchen Ferry Slipway, Hazel Road**

Works in association with the regeneration of the Itchen ferry foreshore and beach including the extension of the slipway, construction of a removable flood barrier, regrading of foreshore wall and associated street furniture

UPON BEING PUT TO THE VOTE THE OFFICER RECOMMENDATION TO GRANT CONDITIONAL PLANNING PERMISSION WAS CARRIED UNANIMOUSLY

**RESOLVED** that planning approval be granted subject to the conditions set out in the report.

**REASONS FOR THE DECISION**

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations including: sensitive species and habitats, public access to the water front, water quality, quality of the public realm and navigation of the River Itchen have been considered and are not judged to have sufficient weight to justify a refusal of the application. Where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - HE6, NE2, NE5, SDP1, SDP7, SDP8, SDP12, CLT10 and CLT11 of the City of Southampton Local Plan Review (March 2006); CS12, CS13, CS21, CS22 and CS23 of the Local Development Framework Core Strategy Development Plan Document (January 2010); CC2, NRM1, NRM2, NRM4 and NRM5 of The South East Plan (Regional Spatial Strategy of the South East of England (may 2009); and Planning Policy Statement 25: Development and Flood Risk (PPS25).

**72. 09/01328/R3CDL Upper Shirley High School, Bellemoor Road,**

Redevelopment of the site with erection of a replacement school building (up to 8,350 square metres gross floor space) with relocated sports pitches, associated parking and vehicular access from two positions in Bellemoor Road following demolition of the existing buildings (Outline application: means of access for consideration)

Mr Limbert (Agent) and Mrs Harrison, Mrs Lawrie, and Mrs Wright (Local Residents) were present and with the consent of the Chair, addressed the meeting.

UPON BEING PUT TO THE VOTE THE AMENDED OFFICER RECOMMENDATION TO GRANT CONDITIONAL OUTLINE PLANNING PERMISSION WAS CARRIED

RECORDED VOTE:

FOR: Councillors Fitzhenry, Jones, Osmond and Parnell

AGAINST: Councillors Mrs Blatchford, Cunio and Davis

## **RESOLVED**

that conditional outline planning approval be granted subject to the conditions in the report, the amended and additional conditions below:-

### **Amended Conditions**

#### 16 - Landscaping detailed plan

A detailed landscaping scheme and implementation timetable, which clearly indicates the numbers, planting densities, types, planting size and species of trees and shrubs to be planted, means of enclosure and treatment of hard surfaced areas, shall be submitted to and approved in writing by the Local Planning Authority as part of the approval process for the LANDSCAPING reserved matter. These details shall relate to the external spaces and the green roof as hereby approved. The details of landscaping shall also include measures for removing existing Japanese Knotweed from the site and preventing its future spread from new landscaped areas.

The landscaping scheme shall specify all trees to be retained and to be lost and shall provide an accurate tree survey with full justification for the retention of trees or their loss. Any trees to be lost shall be replaced on a favourable basis (a two for one basis unless circumstances dictate otherwise) to ensure a suitable environment is provided on the site.

Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed or become damaged or diseased, within a period of 5 years from the date of planting shall be replaced by the Developer in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting.

The approved scheme shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner. The approved scheme implemented shall be maintained for a minimum period of 5 years following its complete provision.

#### REASON:

To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990.

#### 36 – Multi-Use Games Area

No development shall take place until a detailed scheme relating to the siting, layout, means of enclosure, external lighting and hours of operation of the multi-use games area has been submitted to and approved in writing by the Local Planning Authority. The development of the multi-use games area shall be carried out in accordance with the approved scheme and shall not be used outside the approved hours of operation.

#### REASON:

To ensure the location of the multi-use games area is acceptable and to ensure its future operation can be carried without adversely affecting the amenities of neighbouring residential occupiers.

#### 42 – Access Road Limitation

The secondary access road (between 80 and 82 Bellemoor Road) hereby approved shall only be used by delivery and service vehicles to the school, including coaches, between 0730 and 1800 hours Mondays to Fridays. The secondary access road shall not be used in connection with the dual use of the school site for purposes outside of normal school hours. Details of the means of controlling access arrangements to accord with these hours of use shall be submitted to and approved in writing by the Local Planning Authority before the vehicular access is first used. The access shall operate in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

#### REASON:

To protect the amenities of neighbouring residential occupiers.

#### Additional Conditions

#### 44 – Access Road Parking Limitation

The secondary access road hereby approved shall not be used for vehicle parking apart from delivery and service vehicles, including coaches, servicing the school use in accordance with Condition 42 of this planning permission.

#### REASON:

To protect the amenities of neighbouring residential occupiers.

#### 45 – Access Road Connection

The two vehicular accesses to the site hereby approved and shown on approved drawing number 910-001 shall be used independently and no vehicular connection shall be formed between the two access roads within the site.

#### REASON:

To restrict vehicular movements within the site and to safeguard the amenities of neighbours.

#### 46 – Archaeological investigation

No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

#### REASON:

To ensure that the archaeological investigation is initiated at an appropriate point in development procedure.

#### 47 – Archaeological work programme

The developer will secure the completion of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

#### REASON:

To ensure that the archaeological investigation is completed.

#### 48 – Archaeological damage-assessment

No development shall take place within the site until the type and dimensions of all proposed groundworks have been submitted to and agreed by the Local



planning Authority. The developer will restrict groundworks accordingly unless a variation is agreed in writing by the Local Planning Authority.

**REASON:**

To inform and update the assessment of the threat to the archaeological deposits.

**REASONS FOR THE DECISION**

The development is acceptable taking into account the policies and proposals of the Development Plan. Other material considerations do not have sufficient weight to justify a refusal of the application. Where appropriate planning conditions have been imposed to mitigate any harm identified. Overall, the exceptional educational need and positive regenerative opportunities associated with the development are considered to outweigh the disadvantages. The proposed new vehicular access has been considered by highways officers as acceptable and any impact on local residents can be mitigated by planning conditions. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004, Outline Planning Permission should therefore be granted having account of the following planning policies:

LDF Core Strategy – Adopted January 2010 - CS6, CS11, CS13, CS18, CS19, CS20, CS22 and CS25

Local Plan Review (2006) – Saved Policies - SDP1, SDP2, SDP3, SDP4, SDP5, SDP6, SDP7, SDP8, SDP9, SDP10, SDP11, SDP12, SDP13, SDP14, SDP15, SDP16, SDP17, SDP19, SDP20, SDP22, NE4, HE6, L1 and REI7

**73. 10/00105/R3CFL    Former Civil Service Sports Ground,  
Malmesbury Road,**

Change of use from private open space (class D2) to school playing fields (class D1)

The Panel noted that in accordance with Circular 02/2009 paragraph 7 in terms of playing field use and no objections to the proposals from Sport England, it was not necessary to refer the matter to the Government Office of the South East under Section 77 of the Town and Country Planning Act to ascertain whether the Secretary of State would wish to call-in the application for determination.

**UPON BEING PUT TO THE VOTE THE AMENDED OFFICER  
RECOMMENDATION TO GRANT CONDITIONAL PLANNING PERMISSION  
WAS CARRIED UNANIMOUSLY**

**RESOLVED** that planning approval be granted subject to the conditions in the report.

**REASONS FOR THE DECISION**

The development is acceptable taking into account the policies and proposals of the Development Plan and other guidance listed below. The technical departure from the Development Plan allocation of the site as protected open space has been overcome / safeguarded by imposing conditions requiring the land to only be used as school playing fields, retaining their openness and by removing temporary use of land and Local Authority permitted development rights. Other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38 (6) of the Planning & Compulsory

Purchase Act 2004, Deemed Planning Permission should therefore be granted.

Development Plan Policies:-

South East Plan (May 2009) - SP2, SP3, SP4, CC1, CC6, RE1, RE4, T1, T2, T4, NRM5, NRM10, S3, S4, S5, and S6. Saved policies of the Hampshire County Structure Plan Review (27.9. 2007) T5. Saved City of Southampton Local Plan Review Policies (March 2006) - SDP1, SDP2, SDP3, SDP4, SDP5, SDP7, SDP8, SDP10, SDP11, SDP12, SDP16, SDP17, SDP22, CLT3 and NE4. City of Southampton Core Strategy (January 2010) - CS11, CS13, CS18, CS19, CS21 and SC22

**74. 09/01377/OUT 468 - 480 Portswood Road**

Redevelopment of the site. Erection of a new building (part two-storey, part three-storey, part four-storey plus lower ground floor) to provide 50 student housing units and a retail unit - Class A1 with associated parking (outline application seeking approval for layout, access, appearance and scale)

Mr Holmes (Agent) and Mr Slater (L&S Commercials) were present and with the consent of the Chair, addressed the meeting. A written statement from Councillor Odgers (Ward Councillor) was tabled with the consent of the Chair.

UPON BEING PUT TO THE VOTE THE OFFICER RECOMMENDATION TO DELEGATE AUTHORITY TO THE DEVELOPMENT CONTROL MANAGER TO GRANT CONDITIONAL PLANNING PERMISSION WAS CARRIED

RECORDED VOTE:

FOR: Councillors Mrs Blatchford, Davis, Fitzhenry, Jones and Parnell

ABSTAINED: Councillor Cunio

**RESOLVED**

- (i) that authority be delegated to the Development Control Manager to grant conditional planning approval subject to:-
  - a) the conditions in the report and the amended conditions below;
  - (b) the applicant entering into a Section 106 Planning Obligation to secure:
    - 1 Financial contributions towards site specific transport contributions for highway improvements in the vicinity of the site in accordance with polices CS18, CS19 & CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended). In particular this should include to making of a Traffic Regulation Order after public consultation with regard to the introduction of parking restrictions in Belgrave Road and dedication of land to create a 2m footway;
    - 2 A financial contribution towards strategic transport projects for highway network improvements in the wider area in accordance with policies CS18 & CS25 of the Local Development Framework Core Strategy Development Plan

Document - Adopted Version (January 2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended);

- 3 Financial contributions towards the relevant elements of public open space required by the development in accordance with polices CS21 and CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended) with regard to:-
  - Amenity Open Space (“open space”)
  - Play Space
  - Playing field
- 4 Submission of a highway condition survey to ensure any damage to the adjacent highway network attributable to the build process is repaired by the developer; and
- 5 A covenant by the developer that only students in full time education be permitted to occupy any of the studio flats;
- 6 To provide to the local planning authority an undertaking to provide a list of students who have signed tenancy contracts at the start of each contract and to impose in any tenancy agreement an undertaking from the student not to bring any private car to the site save for the following exceptions:-
  - that the student is disabled and has been permitted by the developer/owner of the site to use one of the two spaces on site allocated for disabled drivers; or
  - that the student is moving their personal possessions into or out of the studio flat they have rented; or,
  - that a student has hired the use of a car from a car club procured by the developer/owner of the site;
- 7 Prior to occupation to submit details of how the pool car sharing club would be operated at the site for approval by the local planning authority in writing. Once agreed, the scheme shall be operated in accordance with the approved scheme.
- 8 Before the development commences, the developer shall submit details of a management scheme to manage the arrival and departure of students from the site at the beginning and end of their tenancies. The scheme shall include details of:-
  - (i) any “vehicle calling system” ; and
  - (ii) making best use of on-site parking and the central courtyard to avoid congestion on the adjoining public highway.

The developer shall then implement the approved scheme prior to the first occupation of any part of the building for the lifetime of the development.

- (ii) that the Development Control Manager be authorised to refuse permission should the Section 106 Agreement not be completed by 6<sup>th</sup> April 2010, on the ground of failure to secure the provisions of the Section 106 Agreement.

#### Amended Conditions

##### 6 - Bicycle parking facilities

Before the development commences, the developer shall detail how the shop's basement stockroom shall be made secure from the common bicycle store and vice versa in accordance with details to be submitted to and approved in writing by the local planning authority. Once approved, bicycle parking facilities for a minimum of 60 allocated bicycles detailed on the approved plans and at least two Sheffield stands set into the forecourt of the shop shall be fully provided before any part of the building hereby approved is first occupied. Once provided, those facilities shall be maintained at all times thereafter.

##### REASON:

To promote the use of a sustainable form of travel given the limited on-site car parking proposed.

#### REASONS FOR THE DECISION

The development is acceptable taking into account the policies and proposals of the Development Plan and other guidance as set out below. Sufficient adjustments to the design and reassurance have been offered through the amended Transport Assessment to have overcome the local planning authority's reasons for refusing application 09/00409/OUT. Careful regard has been given to third party objections against the scheme. Other material considerations do not have sufficient weight to justify a refusal of the application. Where appropriate conditions have been imposed and planning legal agreements used to mitigate any harm identified. Overall, the positive regenerative opportunities and potential to alleviate neighbour problems caused by some student households within established family housing areas associated with the development are considered to outweigh the dis-benefits of the potential to interfere with the continued operation and viability of nearby businesses, through the measures and acoustic attenuation that have been designed into the scheme. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004, Outline Planning Permission should therefore be granted.

##### Policies: -

South East Plan (Regional Spatial Strategy (May 2009) - SP1, SP2, SP3, CC1, CC2, CC3, CC4, CC6, CC7, H1, H4, H5, T1, T2, T4, NRM1, NRM2, NRM4, NRM5, NRM10, NRM11, NRM12, W1, W8, M1, BE1, BE2, BE6, SH1, SH5 and SH8. Saved policies of the Hampshire County Structure Plan Review (27.9.2007) - T5. Saved City of Southampton Local Plan Review Policies (March 2006) - SDP1, SDP2, SDP3, SDP4, SDP5, SDP6, SDP7, SDP8, SDP9, SDP10, SDP11, SDP12, SDP13, SDP14, SDP15, SDP16, SDP17, SDP19, SDP20, SDP21, SDP22, HE6, CLT5, H1, H2, H3, H7, H8, H9, H12, H13, REI 1 and REI 8. Core Strategy for City of Southampton Local Development Framework (January 2010) - CS3, CS4, CS5, CS13, CS14, CS16, CS18, CS19, CS20, CS22 and CS25.

Other guidance: PPS1 - Delivering sustainable development; PPS3 – Housing; PPS4 - Planning for sustainable economic growth; PPG13 – Transport; PPG17 -

Planning for Open Space, Sport and Recreation; PPS23 - Planning and pollution control; PPG24 - Planning and Noise; DCLG Circular 5/2005 - Planning Obligations; SPG on Planning Obligations (as adjusted November 2006 and currently undergoing review, to be adopted after public consultation as a Supplementary Planning Document); Economic Development Strategy; City of Southampton Local Transport Plan 2006 – 2016; Residential Design Guide

NOTE: Councillor Osmond declared a personal and prejudicial interest in this item and withdrew from the meeting.

**75. PRE-APPLICATION CHARGING**

The Panel received and noted the report of the Head of Planning and Sustainability detailing the introduction of fee charges for pre-application planning advice as agreed by Full Council and Cabinet. (Copy of report circulated with the agenda and attached to the signed minutes).

**76. REMOVAL OF A TREE ON THE WOODMILL OUTDOOR ACTIVITIES CENTRE SITE**

The Panel considered the report of the Executive Director of Neighbourhoods in respect of an application for the removal of an Oriental plane tree on the edge of the lake on the Woodmill Outdoor Activities Centre Site to allow access for disabled fishing and kayaking by allowing a jetty to be built. (Copy of report circulated with the agenda and attached to the signed minutes).

The Panel noted that funding for 6 replacement trees had been obtained.

**RESOLVED** that the removal of one Oriental plane tree by Woodmill fishing lake and replacement with six trees of a species and size as agreed with the Senior Tree Officer, be approved.